

NEW RECORD MADE IN REALTY AND BUILDING OPERATIONS

Transactions During March Exceed Any Previous Month in History of Real Estate Exchange—Building Permits Granted Are Nearly Double Those of a Year Ago—Little Change in Prices Paid for Labor and Material—Olive Street Leads in Number of Big Deals—Hadiomont Avenue Corner Brings \$12,500.

The month just closed has been one of the most prosperous in the history of St. Louis real estate. The older agents say that the record for March has never been equalled in any previous year.

The number of transfers recorded last month was 1,030, for property valued at \$125,000, exceeding the same month a year ago by 321, and \$65,322 in value. Total of trust deeds numbered 928, of which \$12,150,000. The number in March, 1904, was 689 and total \$12,882.

All former records in building permits were shattered. The permits granted in March 1905, and the value of construction \$1,000,000. The total previous record, set in 1904, was 1,000, for \$600,000, and value of \$127,000. In March, 1902, the permits granted numbered 384 and \$2,000,000.

A feature of the present building operations is the large amount of speculative building of flats. Most of the building companies that make a specialty of high-class flats erected within the last year, and are now putting up scores of new buildings to supply the demand from home-owners.

The prices of labor and material are without marked change over six months past, and give promise of remaining about the same. The brick companies are unable to meet the demand is denied by the local manufacturers, who claim that they are able to fill all orders.

There is a quietness somewhat in filling orders for stone work, but they are now about up with contracts.

HEAVY INVESTMENT BUYING.

Olive street has had the lead during the last week in number of important deals, although the demand in Washington avenue and adjacent streets has been active.

The purchase by Hadiomont Realty Company for the double-story corner of No. 102 Olive street, lot 5205, improved with a three-story brick building, from J. D. Nichols Johnson for \$60,000, or \$1,000 per foot, will be completed for \$12,500, and will be let for \$1,000 a month.

No. 102, corner Harrison and Washington avenues, a two-story brick building, improved with two stories, for \$10,000, which will be let for \$1,000 a month.

No. 102 and 103 Harrison, a double-story brick front, four feet off four feet, five and one-half stories, each with a separate entrance, for \$1,000 a month, will be let for \$1,000 a month.

No. 102 Harrison street, lot 5205, for \$1,000 a month, will be let for \$1,000 a month.

No. 102 Harrison street, a two-story brick building, containing two rooms, for \$1,000 a month, will be let for \$1,000 a month.

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